

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION**



City Planning Board Staff Reports 2021

**Monday, March 8, 2021
7:00 P.M.
Virtual Meeting**

**Agenda
City Planning Board
Springfield, Ohio
Monday, March 8, 2021
7:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes – January 11, 2021** ACTION
- 4. Case # 21-Z-03 Rezoning** DISCUSSION
Request from Seven Star Properties to rezone 908 W North
Street, parcels 3400600005416019 & 3400600005416018 from
a RS-5, Low-Density, Single-Family Residence District to a
CC-2, Community Commercial District. & ACTION
- 5. Board Comments** DISCUSSION
- 6. Staff Comments** DISCUSSION
- 7. Adjourn - Next meeting April 12, 2021** ACTION

2021 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Charlene Roberge	03/17/2021
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024

CITY PLANNING BOARD

Springfield, Ohio

Monday, January 11, 2020

7:00 P.M.

Virtual Meeting

Meeting Minutes

(Summary Format)

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Kathryn Lewis-Campbell, Ms. Peg Foley, Ms. Amanda Fleming, Ms. Trisha George, Mr. Charles Harris, Mr. Alex-Wendt, and Ms. Charlene Roberge.

MEMBERS ABSENT: Mr. Jack Spencer and Mr. Smith

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting minutes approval – December 7, 2020

Ms. Roberge asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were approved by voice vote.

Case # 21-Z-01 Rezoning Request from Kimberly Frazier to rezone 366 Ludlow Avenue from a RS-8, Medium-Density, Single-Family Residence District to a CN-2, Neighborhood Commercial District.

Mr. Thompson gave the staff report.

Ms. Roberge asked if the Speakeasy Ramen was zoned correctly.

Mr. Thompson stated the zoning was grandfathered in from the previous bar that was there.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated there were no complaints.

Ms. Roberge stated it is nice to see more business in the city.

Mr. Thompson let the board know the new board member Ms. Peg Foley joined the meeting and explained she had trouble getting in.

The board welcomed Ms. Foley.

Mr. Thompson gave the staff report.

Ms. Roberge questioned if there were any concerns or complaints.

Mr. Thompson stated there were none.

Ms. Roberge asked if there were any questions for the applicant.

Ms. Roberge asked if the applicant wanted to build because there were interested parties or if they wanted to build for future need.

Mr. Pete Patel, P.O. Box 130, Powell, OH 43065.

Mr. Patel thanked the board for hearing his case. Mr. Patel explained they would like to find quality tenants for the property. Mr. Patel explained there had been an issue for loading zones. Mr. Patel explained they were trying to create three or four scenarios with a lot of flexibility. Mostly depends on what kind of company comes in. Just really need the flexibility for the entrances.

Ms. Roberge asked if the entry way would be removed from North Limestone.

Mr. Patel said that was completely the case, they would like to have the option to keep it or take it away. Mr. Patel explained they would like the board to give Zoning administrator the ability to make some decisions.

Mr. Roberge asked if the entries would be large enough for semis.

Mr. Patel stated the entry ways were already large enough expect for the Limestone entrance.

Mr. Thompson stated the fire department said the curb cuts were wide enough to accommodate their equipment.

Mr. Patel explained they would like something really attractive and long lasting in the last remaining lot.

Ms. Foley asked if there were any downsides to the change.

Mr. Thompson explained the different departments throughout the city felt it was positive.

Ms. Fleming asked if there had been any complaints.

Mr. Thompson stated there were no complaints from neighbors. Mr. Thompson stated the city engineer didn't feel it would be an issue as well.

Agenda Item # 4

Case # 21-Z-03
Rezoning

Staff Report

TO: City Planning Board

DATE: March 3, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Rezoning Case #21-Z-03

GENERAL INFORMATION:

Applicant: Seven Star Properties, 6846 Southampton Ln., West Chester, OH 45069

Owner: Seven Star Properties, 6846 Southampton Ln., West Chester, OH 45069

Requested Action: Rezone 908 W North Street, parcels 3400600005416019 & 3400600005416018 from a RS-5, Low-Density, Single-Family Residence District to a CC-2, Community Commercial District

Location: 908 W North St.

Size: 0.5 acre

Existing Land Use and Zoning: Retail, RS-5

Surrounding Land Use and Zoning: North: Residential, RS-5
East: Residential, RS-5
South: Residential, RS-5
West: Commercial, RS-5

Applicable Regulations: Chapter 1174 Amendments

File Date: February 12, 2021

BACKGROUND:

The applicant seeks approval to rezone the subject parcel to CC-2. The owner wants to add fuel pumps to the property. CC-2 allows for gas stations under the automobile oriented uses as a conditional use. The conditional use will require approval from the Board of Zoning Appeals.

Prior to 2001, it was zoned B-2, General Business District. That district permitted gas stations.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as “Traditional

Staff Report

- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.
- (m) Mini-warehouse or self-storage facilities subject to the following requirements:
 - (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
 - (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
 - (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
 - (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
 - (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.
- (n) Community Center, subject to the requirements of Chapter 1135.

Surrounding Land Use:

Proposed uses are compatible with the surrounding land uses.

Thoroughfare Plan:

W North Street is classified as a Primary Arterial street.

Staff Comments:

City Manager's Office:	No objections
City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – permits will be needed for new pumps
Planning/Zoning Division:	No objections

STAFF RECOMMENDATION:

Approval of request to rezone 908 W North Street.



Rezoning # 21-Z-03
908 W North St.



Rezoning # 21-Z-01 908 W North St.





Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-Z-03

Date Received: 2/12/21

Received by: ST

Application Fee: \$ 285

Review Type:

☐ Admin ☒ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

REZONING FROM RS-S TO CC-2

ADDING GAS PUMPS TO EXISTING CONVENIENCE STORE

2. Address of Subject Property: 908 W NORTH STREET

3. Parcel ID Number(s): 3400600005416019 / 3400600005416018

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: .498 ACRES

6. Current Use of Property: CONVENIENCE STORE WITH DRIVE THRU

7. Current Zoning of Property: RS-S

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): RATINDER KUMAR

Title: MANAGER

Company (if applicable): SEVEN STAR PROPERTIES LLC

Mailing address:

6846 SOUTHAMPTON LANE

City: WESTCHESTER State: OH ZIP: 45069

Telephone: (513) 713-3773 Fax: ()

Email: SEVENSTARPROPERTIESLLC@GMAIL.COM

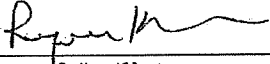
3. If the applicant is agent for the property owner:

Name of Owner (title holder): SEVEN STAY PROPERTIES LLC

Mailing Address: 6846 SOUTHAMPTON LN

City: WESTCHESTER State: OH ZIP: 45069

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**


Signature of Applicant

Signature of Co-applicant

RAJINDER KUMAR MANAGER
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio
County of Montgomery

The foregoing instrument was acknowledged before me this 11 day of
Feb, 2021

by Rajinder Kumar (name of person acknowledged).

(seal)



Laura Creeger, Notary Public
In and for the State of Ohio
My Commission Expires Mar. 28, 2023


Notary Public Signature

My commission expires: 3/28/23



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
REZONING APPLICATION

Date: 2/11/21

Property address: 908 W NORTH STREET SPRINGFIELD OH

The undersigned petitions that the following described property be rezoned from a/an RS-S District to a/an CC-2 District containing .498 acres.

Please submit the following Exhibits with this rezoning application:

EXHIBIT A

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

EXHIBIT B

Attach a site plan of the petitioned lands.

EXHIBIT C

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

EXHIBIT D

1. Is the requested zone compatible to existing zoning and land use in the area?

YES, THERE IS A SUNOCO GAS STATION ONE PARCEL
OVER FROM US

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

YES THE AREA HAS COMMERCIAL USE
WE ARE COMMUNITY ORIENTED SERVICE

3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

WE DO NOT ANTICIPATE TO ADD ADDITIONAL TRAFFIC TO THE AREA
IT SHOULD NOT AFFECT THE PRESENT ROAD SYSTEM IN THE
AREA.

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

YES

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**

Rajinder Kumar

Signature of Applicant

Signature of Co-applicant

RAJINDER KUMAR MANAGER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Montgomery

The foregoing instrument was acknowledged before me this 11th day of
FEB, 2021

by Rajinder Kumar (name of person acknowledged).



Laura Creeger, Notary Public
In and for the State of Ohio
My Commission Expires Mar. 28, 2023

Laura Creeger
Notary Public Signature

My commission expires: 3/28/23

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Owner Affidavit.
- ☐ General Application
- ☐ \$285 Fee (must be submitted with the application by the application deadline).
- ☐ Rezoning Application with the following forms and attachments listed below.
- ☐ Please include the following Exhibits:
 - Exhibit A: Metes and bounds legal description or subdivision and lot number description (this can be obtained at the A.B. Graham Building).
 - Exhibit B: Site plan
 - Exhibit C: Rezoning request statement: List your reasons for the zoning district amendment.

Fees must be submitted at the time of application.



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 684 908 W NORTH STREET SPRINGFIELD OH
Parcel No.: 3406600005416017 / 3406600005416018
Acreage: .498

Agent Name: SAME AS OWNER
Agent Tax Mailing Address: _____

Agent Phone Number: _____

Owner Name: SEVEN STAR PROPERTIES LLL
Owner Tax Mailing Address: 6846 SOUTHAMPTON LN WESTCHESTER OH 45069

Owner Phone Number: 513-713-3773

Requested Action
(to be conducted by
Agent, authorized by
owner): _____

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of
this application.

Property owner
signature: [Signature]

Printed name: RAJINDER KUMAR

Date: 2/11/21

State of Ohio
County of Montgomery

The foregoing instrument was acknowledged before me this 11 day of FEB, 2021

by Rajinder Kumar (name of person acknowledged).



Laura Creeger, Notary Public
in and for the State of Ohio
My Commission Expires Mar. 28, 2023

[Signature]
Notary Public Signature

My commission expires: 3/28/23

APPROVED
Clark County Tax Map

APR 20 2018

- ☒ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

Transferred

Sale Price 1345

APR 20 2018

John S. Federer
Auditor



201800005081 04/20/2018 08:29 AM

Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: \$44.00
QC OR Vol 2142 Pgs 5709 - 5712

QUIT-CLAIM DEED
(Statutory Form)

KHUSHBOO DHAWAN, a married woman, and **HARINDER KAUR TOOR**, a married woman, grant to **SEVEN STAR PROPERTIES LLC**, an Ohio limited liability company, whose tax mailing address is 6846 Southampton Lane, West Chester, Ohio 45069, the following real property:

See Exhibit "A" attached hereto.

Subject to all legal highways, easements, protective covenants, and restrictions of record, applicable zoning laws, taxes and assessments, both general and special, including respread or reassessed assessments, becoming due and payable hereafter.

Rajinder Kumar, husband of Khushboo Dhawan, releases all rights of dower in the property conveyed by this deed.

Jagroop Toor, husband of Harinder Kaur Toor, releases all rights of dower in the property conveyed by this deed.

Prior Instrument Reference: Book 2142, Page 5705 of the Deed
Records of Clark County, Ohio.

Executed this 13th day of April, 2018.

Khushboo Dhawan
Khushboo Dhawan

Rajinder Kumar
Rajinder Kumar

Harinder Kaur Toor
Harinder Kaur Toor

Jagroop S Toor
Jagroop Toor

DAVID L LAYMAN ESQ
3080 ACKERMAN BOULEVARD
SUITE 320
KETTERING, OH 45429

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2018 by Khushboo Dhawan.



Cathy L. Lynch, Notary Public
In and for the State of Ohio Notary Public
My Commission Expires Jan. 23, 2023

Cathy L. Lynch

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2018 by Rajinder Kumar.



Cathy L. Lynch, Notary Public
In and for the State of Ohio Notary Public
My Commission Expires Jan. 23, 2023

Cathy L. Lynch

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 13th day of February, 2018 by Harinder Kaur Toor.



Cathy L. Lynch, Notary Public
In and for the State of Ohio Notary Public
My Commission Expires Jan. 23, 2023

Cathy L. Lynch

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 12th day of April, 2018 by Jagroop Toor.

David L. Layman
Notary Public



David L. Layman, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

This instrument prepared by:
David L. Layman, Esq.
3080 Ackerman Boulevard, Suite 320
Kettering, OH 45429
Phone: (937) 296-0365

*Ohio Revised Code Sections 5302.11

EXHIBIT "A"

Parcel 1

Situated in the County of Clark, in the State of Ohio, and in the City of Springfield and bounded and described as follows:

Tract I: Being Lot No. 1793 as the same is numbered and designated on a plat of lots laid out by Leuty and Spence in addition to said City, which plat is recorded in Volume 1, Page 137 of the Plat Records of said County.

Subject to all easements, restrictions and covenants of record.

Parcel No. 340-06-00005-416-019

Tract II: Being Lot No. 1794 as the same is numbered and designated on a plat of lots laid out by Leuty and Spence in addition to said City, which plat is recorded in Volume 1, Page 137 of the Plat Records of said County.

Subject to all easements, restrictions and covenants of record.

Parcel No. 340-06-00005-416-018

Property Address: 908 West North Street, Springfield, OH 45504

Parcel 2

Situate in the City of Springfield, County of Clark, State of Ohio:

Being part of Lot Nos. One Thousand Eight Hundred Five (1,805) and One Thousand Eight Hundred Six (1,806) in Spence and Leuty's Addition to the City of Springfield, Ohio, as recorded in Plat Book 4, Page 60, Plat Records of Clark County. Commencing at a point on the east side of Jackson Street, 36.8 feet south from the south line of Cedar Street, the same being Alonzo Basey's former southwest corner; thence east with said Basey's former south line, one hundred feet to Harvey Lee's west line; thence south with Harvey Lee's west line, 36.8 feet; thence west one hundred feet to the east line of Jackson Street; thence north with the east line of Jackson Street, 36.8 feet to the place of beginning.

Being part of the same premises conveyed to Johann Leinasars by certificate of transfer from the estate of Janis Leinasars, deceased, dated July 1, 1983, recorded in Volume 787, Page 918, Clark County, Ohio Deed Records be the same more or less, but subject to all legal highways.

Parcel No. 340-06-00005-417-002
Property Address: 236 N. Jackson Street, Springfield, Ohio 45504



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals

Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
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21	22	23	24	25	26	27
28	29	30	31	Retreat		
MAY 2021						
Su	M	Tu	W	Th	F	Sa
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
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SEPTEMBER 2021						
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26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
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21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
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28						
APRIL 2021						
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JUNE 2021						
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27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
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29	30	31				
OCTOBER 2021						
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DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
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26	27	28	29	30	31	